

Memorandum



Date: May 2, 2006

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Randy Koper
Property Management Section
Planning and Research Division
Park and Recreation Department

Subject: DIC 05-274
Century Business Park, LLC
Sec 9 Twp 55 Rge 39

Randy Koper

The applicant is requesting a special exception to permit residential uses consisting of 508 units in the BU-1A district and a variance to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District and to permit more than 2 units per acre in the Kendall-Tamiami Executive Airport Outer Safety Zone. The subject property is 67.8 acres and is located in the northeast corner of SW 157 Avenue and SW 120 Street, Miami-Dade County, FL.

I. Identify Impact and Demand

A. Open Space

The 508 dwelling units will produce a population of 1,424 people, according to current population estimates prepared by the Research Division of the Planning Division of the Planning and Zoning Department. This population generates a need for 3.91 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

II. Existing Service

A. Open Space -- Local Parks

1. Community

The nearest community park is Hammocks Community Park, located at 9885 Hammocks Boulevard, approximately one mile north of this application.

2. Neighborhood

The nearest neighborhood park is Wild Lime Park, located at 11341 SW 147th Avenue, approximately 1 mile northeast of this application.

3. District

The nearest existing district park is Tamiami Park, located at 11201 SW 24th Street, approximately 5 miles northwest of this application. Also, this Department is planning to develop a 160-acre parcel of land with the West Kendall District Park, located just west of this application at SW 157th Avenue and SW 120th Street.

B. Facilities

Hammocks Community Park has baseball fields, racquetball courts, parking lot, and a recreation center.

Wild Lime Park has soccer fields, parking lots, and a recreation center.

Tamiami Park has 12 lighted baseball fields, 7 tennis courts, 4 volleyball courts, a swimming pool, a basketball court, and various concession, storage, recreation and maintenance buildings.

III. Concurrency/Capacity Status

This application is located in Park Benefit District 2, which has a surplus of 555.09 acres of local parkland and it meets concurrency.

IV. Site Plan Critique & Quality of Life Issues

The site plan includes 2 pool/clubhouse areas and another small open space area. Because the area is to be developed with private roads that will not connect to the roadway network to the north, a public park site is not feasible.

cc: Kevin Asher, Planning and Research Division